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12 *Not in its Individual Capacity But as Trustee of ARLP Trust 3*

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**UNITED STATES DISTRICT COURT
FOR THE DISTRICT OF NEVADA**

CHRISTIANA TRUST, A DIVISION OF
WILMINGTON SAVINGS FUND SOCIETY,
FSB, NOT IN ITS INDIVIDUAL CAPACITY
BUT AS TRUSTEE OF ARLP TRUST 3, a
national bank,

Plaintiff,

vs.

THUNDER PROPERTIES, INC., a Nevada
corporation; THE CLARKSON LAW
GROUP, P.C., a Nevada professional
corporation; FALLEN LEAF
HOMEOWNERS ASSOCIATION, a Nevada
corporation; PAUL E. MORDEN, an
individual; CHERYL L. MORDEN, an
individual; DOES 1 through 10, inclusive, and
ROES 1 through 10, inclusive.

Defendants.

Case No.: 3:17-cv-00089-RCJ-VPC

**STIPULATION AND ORDER TO
DISMISS DEFENDANTS THUNDER
PROPERTIES, INC. AND FALLEN
LEAF HOMEOWNERS ASSOCIATION**

Plaintiff CHRISTIANA TRUST, A DIVISION OF WILMINGTON SAVINGS FUND
SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT AS TRUSTEE OF ARLP
TRUST 3, MORTGAGE PASS-THROUGH CERTIFICATE SERIES 2005-27 (hereinafter
“Plaintiff”), by and through its attorney of record J. Stephen Dolembro, Esq. of Zieve Brodnax &
Steele, LLP, Defendant THUNDER PROPERTIES, INC., by and through its attorney of record

Timothy E. Rhoda, Esq. of Roger P. Croteau & Associates, Ltd., and Defendant FALLEN LEAF HOMEOWNERS ASSOCIATION, by and through its attorney of record Margaret Schmidt, Esq. of Tyson & Mendes LLP, hereby stipulate and agree as follows:

IT IS HEREBY STIPULATED AND AGREED that Defendant Thunder Properties, Inc. is hereby dismissed WITH PREJUDICE, each party to bear its own fees and costs.

IT IS HEREBY STIPULATED AND AGREED that Defendant Fallen Leaf Homeowners Association is hereby dismissed WITH PREJUDICE, each party to bear its own fees and costs.

IT IS HEREBY STIPULATED AND AGREED that Defendants other than Thunder Properties, Inc. and Fallen Leaf Homeowners Association have been previously dismissed from this action and the Plaintiff's claims herein have been fully and finally resolved.

IT IS SO STIPULATED AND AGREED.

Dated this 6th day of June, 2018.

ZIEVE BRODNAX & STEELE, LLP

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FSB, Not in its Individual Capacity But as
Trustee of ARLP Trust 3*

ROGER P. CROTEAU & ASSOCIATIES,
LTD.

/s/Timothy E. Rhoda, Esq.
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TYSON & MENDES LLP

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*Attorneys for Defendant Fallen Leaf
Homeowners Association*

ORDER OF DISMISSAL

On this day the court considered the joint stipulation of dismissal submitted by Plaintiff Christiana Trust, a Division of Wilmington Savings Fund Society, FSB, Not in its Individual Capacity But as Trustee of ARLP Trust 3 ("Christiana Trust"), Defendant Thunder Properties, Inc., and Defendant Fallen Leaf Homeowners Association, and found that the parties' request has merit and should be **GRANTED**. It is therefore,

ORDERED, ADJUDGED, and DECREED all claims asserted by the parties, or that could have been asserted by the parties in this case are hereby dismissed with prejudice.

All costs are to be borne by the party incurring same.

It is the intent of this court that this final judgment disposes of all claims against all parties in the above-styled and -numbered cause and this judgment be, and is, final for all purposes, including, but not limited to, appeal.

IT IS SO ORDERED.

Dated this 15 day of June, 2018.


UNITED STATES DISTRICT COURT JUDGE

Respectfully submitted:

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